

ARTICLE 2

Zoning Districts & Allowable Land Uses

Chapter 17.10 - Zoning Districts and Map	2-3
17.10.010 - Purpose of Chapter	2-3
17.10.020 - Zoning Districts Established	2-3
17.10.030 - Zoning Map Adopted	2-3
17.10.040 - Zoning District Boundaries	2-3
Chapter 17.12 - Development and Land Use Approval Requirements	2-5
17.12.010 - Purpose of Chapter	2-5
17.12.020 - General Requirements for Development and New Land Uses	2-5
17.12.030 - Allowable Land Uses and Permit Requirements	2-6
17.12.040 - Exemptions from Land Use Permit Requirements	2-7
17.12.050 - Requirements for Sites Divided by Zoning Boundary	2-7
17.12.060 - Temporary Uses	2-7
17.12.070 - Additional Permits and Approvals May be Required	2-8
Chapter 17.20 - Residential Zoning Districts	2-9
17.20.010 - Purpose of Chapter	2-9
17.20.020 - Purposes of Residential Zoning Districts	2-9
17.20.030 - Residential Zoning District Land Uses and Permit Requirements	2-10
17.20.040 - Residential Zoning District General Development Standards	2-10
17.20.050 - Residential Design Guidelines	2-14
Chapter 17.22 - Commercial Zoning Districts	2-15
17.22.010 - Purpose of Chapter	2-15
17.22.020 - Purposes of Commercial Zoning Districts	2-15
17.22.030 - Commercial Zoning District Land Uses and Permit Requirements	2-16
17.22.040 - Commercial District General Development Standards	2-21
17.22.050 - Commercial Design Guidelines	2-23
Chapter 17.24 - Industrial Zoning Districts	2-25
17.24.010 - Purpose of Chapter	2-25
17.24.020 - Purposes of Industrial Zoning Districts	2-25
17.24.030 - Industrial Zoning District Land Uses and Permit Requirements	2-25
17.24.040 - Industrial Zoning District General Development Standards	2-31

Contents

Chapter 17.26 - Special Purpose Zoning Districts 2-33

 17.26.010 - Purpose of Chapter 2-33

 17.26.020 - Purposes of Special Purpose Zoning Districts 2-33

 17.26.030 - Special Purpose District Land Uses and Permit Requirements 2-33

 17.26.040 - Public and Community Facilities District Development Standards 2-35

Chapter 17.28 - Overlay Zoning Districts 2-37

 17.28.010 - Purpose of Chapter 2-37

 17.28.020 - Applicability of Overlay Zoning Districts 2-37

 17.28.030 - Flood Hazard (-F) Overlay Zoning District 2-38

 17.28.040 - Planned Development (-PD) Overlay Zoning District 2-41

CHAPTER 17.10 - ZONING DISTRICTS AND MAP

Sections:

- 17.10.010 - Purpose of Chapter
- 17.10.020 - Zoning Districts Established
- 17.10.030 - Zoning Map Adopted
- 17.10.040 - Zoning District Boundaries

17.10.010 - Purpose of Chapter

This Chapter establishes the zoning districts applied to property within the City, determines how the zoning districts are applied on the Zoning Map, and establishes general permit requirements for development and new land uses.

17.10.020 - Zoning Districts Established

The City of Lodi shall be divided into zoning districts which implement the Lodi General Plan. The zoning districts shown in Table 2-1 are hereby established, and shall be shown on the official Zoning Map.

17.10.030 - Zoning Map Adopted

The Council hereby adopts the City of Lodi Zoning Map (hereafter referred to as the "Zoning Map"), which is on file with the Department. The Zoning Map is hereby incorporated into this Zoning Ordinance by reference as though it were fully included here. The boundaries of the zoning districts established by Section 17.10.020 (Zoning Districts Established) shall be shown upon the Zoning Map.

17.10.040 - Zoning District Boundaries

Where uncertainty exists as to the boundaries of any district on the district map, the following rules shall govern:

- A. Where such boundaries are indicated as approximately following street or alley lines, such lines shall be construed to be such boundaries.
- B. In the case of unsubdivided property and where a district boundary divides a parcel of property in one ownership, the locations of such boundaries shall be determined from the scale appearing on the map.
- C. Where a public street or alley is officially vacated, the regulations of abutting properties shall apply to such vacated street or alley after being added to such properties.
- D. In case of further uncertainty, the Director shall determine the location of such boundaries.

TABLE 2-1 - ZONING DISTRICTS

Zoning District Symbol	Zoning District Name	General Plan Land Use Classification Implemented by Zoning District
Residential Districts		
RLD	Low Density Family Residential	Low Density Residential
RMD	Medium Density Residential	Medium Density Residential
RHD	High Density Residential	High Density Residential
Commercial Districts		
NC	Neighborhood Commercial	Neighborhood/ Community Commercial
CC	Community Commercial	Neighborhood/ Community Commercial
GC	General Commercial	General Commercial
DB	Downtown Business District	Downtown Commercial
R-P	Residential Professional Office	Office
Industrial Districts		
BP	Business Park	Light Industrial
M-1	Light Industrial	Light Industrial
M-2	Heavy Industrial	Heavy Industrial
Special Purpose Districts		
PF	Public and Community Facility	Public/ Quasi-Public Detention Basins and Parks
Overlay Districts		
-F	Floodplain Overlay	Various
-PD	Planned Development Overlay	Various

CHAPTER 17.12 - DEVELOPMENT AND LAND USE APPROVAL REQUIREMENTS

Sections:

- 17.12.010 - Purpose of Chapter
- 17.12.020 - General Requirements for Development and New Land Uses
- 17.12.030 - Allowable Land Uses and Permit Requirements
- 17.12.040 - Exemptions from Land Use Permit Requirements
- 17.12.050 - Requirements for Sites Divided by Zoning Boundary
- 17.12.060 - Temporary Uses
- 17.12.070 - Additional Permits and Approvals May Be Required

17.12.010 - Purpose of Chapter

This Chapter provides general requirements for the approval of proposed development and new land uses in the City. The land use permit requirements established by this Zoning Ordinance for specific land uses are in Chapters 17.20 through 17.24, and in Article 3.

17.12.020 - General Requirements for Development and New Land Uses

All uses of land and/ or structures shall be established, constructed, reconstructed, altered, or replaced, in compliance with the following requirements.

- A. Allowable use.** The use of land shall be identified by Chapters 17.20 (Residential Zoning Districts), 17.22 (Commercial Zoning Districts), 17.24 (Industrial Zoning Districts), 17.26 (Special Purpose Zoning Districts), or 17.28 (Overlay Zoning Districts) as being allowable in the zoning districts applied to the site. The Director may determine whether a particular land use is allowable, in compliance with Section 17.12.030.
- B. Permit/approval requirements.** Any land use permit or other approval required by Section 17.12.030 (Allowable Land Uses and Permit Requirements) shall be obtained before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed in Section 17.12.040 (Exemptions from Development and Land Use Approval Requirements).
- C. Development standards.** The use of land and/ or structure shall comply with all applicable requirements of this Zoning Ordinance, including the zoning district standards of this Article, and the provisions of Article 3 (Site Planning and General Development Standards).
- D. Conditions of approval.** The use of land and/ or structure shall comply with any applicable conditions imposed by any previously granted land use permit or other approval.

- E. Legal parcel.** The use of land and/ or structures shall only be established on a parcel of land which has been legally created in compliance with the Subdivision Map Act and Article 5 (Subdivision Procedures), as applicable at the time the parcel was created.
- F. Development Agreements.** The use and/ or structures shall comply with any applicable Development Agreement approved by the City in compliance with Chapter 17.46 (Development Agreements).

17.12.030 - Allowable Land Uses and Permit Requirements

The uses of land allowed by this Zoning Ordinance in each zoning district are identified in Chapters 17.20, 17.22, 17.24, 17.26, and 17.28 together with the type of land use permit required for each use.

- A. Permit requirements.** Tables 2-2, 2-4, 2-6 and 2-8 provide for land uses that are:
 1. Allowed uses subject to compliance with all applicable provisions of this Zoning Ordinance, subject to first obtaining a Building Permit or other permit required by the Municipal Code. These are shown as "A" uses in the tables; and
 2. Allowed subject to the approval of a Use Permit (Section 17.52.050), and shown as "UP" uses in the tables.
 3. Allowed subject to the approval by the Community Development Director of a development permit, and as shown as "CD" uses in Tables 2-2, 2-4, 2-6, or 2-8.

Note: Design Review may also be required for certain uses and types of development. Design Review requirements are established by Section 17.52.030.

- B. Multiple uses on a single site.** Where a proposed project includes multiple land uses, and Tables 2-2, 2-4, 2-6, and 2-8 require different land use permits for some of the uses, each use shall be authorized through the approval of the permit required for the specific use.
- C. Uses not listed.** Land uses that are not listed in Tables 2-2, 2-4, 2-6, or 2-8, or are not shown in a particular zoning district are not allowed, except as otherwise provided by Section 17.02.020.F (Rules of Interpretation - Allowable Uses of Land), or Section 17.12.040 (Exemptions from Land Use Permit Requirements).

17.12.040 - Exemptions from Land Use Permit Requirements

The land use permit requirements of this Zoning Ordinance do not apply to the activities, uses of land and/ or structures identified by this Section. However, nothing in this Section shall eliminate the requirements of the Municipal Code for obtaining grading, building, and/ or other construction permits prior to starting any work.

- A. Governmental facilities.** Facilities of the City; the Lodi Unified School District (LUSD); and facilities of the County, State, or the Federal Government on land owned or leased by a governmental agency, for governmental operations, to the extent that exemption is required by State or Federal law.
- B. Interior remodeling.** Interior alterations that do not increase the number of rooms or the gross floor area within the structure, or change the approved use of the structure.
- C. Reconstruction of destroyed uses and structures.** A use of land and/ or structure destroyed by fire or natural disaster may be re-established as it existed, provided that:
 - 1. It was legally established and in compliance with this Zoning Ordinance before destruction; and
 - 2. Reconstruction occurs in compliance with all applicable building, electrical, mechanical, and plumbing code requirements.

See Section 17.82.020 regarding repairs to nonconforming structures.

- D. Repairs and maintenance.** Ordinary repairs and maintenance, if:
 - 1. The work does not result in any change in the approved land use of the site or structure, addition to, or enlargement/ expansion of the land use and/ or structure; and
 - 2. The exterior repairs employ the same materials and design as the original construction.

17.12.050 - Requirements for Sites Divided by Zoning Boundary

Where a site is divided by one or more zoning district boundaries, the site shall be developed in compliance with the requirements of each district, as applicable. For example, if a site is zoned both commercial and residential, the portion of the site zoned commercial shall be developed in compliance with the commercial zoning regulations, and the portion zoned residential shall be developed in compliance with the requirements of the applicable residential district.

17.12.060 - Temporary Uses

Requirements for establishing a temporary use (e.g., construction yards, seasonal sales lots, special events, temporary office trailers, etc.) are in Section 17.52.040 (Temporary Use Permits).

17.12.070 - Additional Permits and Approvals May be Required

An allowed land use that has been granted a land use permit, or is exempt from a land use approval, may still be required to obtain City permits or approvals before the use is constructed, or otherwise established and put into operation. Nothing in this Division shall eliminate the need to obtain any permits or approvals required by:

- A. Other Municipal Code provisions, including: building, grading or other construction permits or a business license if required by Municipal Code; or
- B. Any applicable County, or any regional, State or Federal agency regulations. All necessary permits shall be obtained before starting work or establishing new uses.

CHAPTER 17.20 - RESIDENTIAL ZONING DISTRICTS

Sections:

- 17.20.010 - Purpose of Chapter
- 17.20.020 - Purposes of Residential Zoning Districts
- 17.20.030 - Residential Zoning District Land Uses and Permit Requirements
- 17.20.040 - Residential Zoning District General Development Standards
- 17.20.050 - Residential Design Guidelines

17.20.010 - Purpose of Chapter

This Chapter lists the uses of land that may be allowed within the residential zoning districts established by Section 17.10.020 (Zoning Districts Established). It also determines the type of land use permit/ approval required for each use, and provides general standards for site development.

17.20.020 - Purposes of Residential Zoning Districts

The residential zoning districts are intended to provide for a range of housing types and densities for all economic segments of the community while emphasizing high quality development and home ownership (General Plan, Housing Element). The purposes of the individual residential zoning districts and the manner in which they are applied are as follows.

- A. **RLD (Low-Density Residential) District.** The RLD zoning district is intended for areas appropriate for the development of single-family detached, two-family, and three-family homes. All interior lots are restricted to single-family homes. Corner lots can have one-, two-, or three-family homes. The maximum allowable residential density is 7.0 dwelling units per acre. The RLD zoning district is consistent with the Low-Density Residential land use designation of the General Plan.
- B. **RMD (Medium Density Residential) District.** The RMD zoning district is intended for areas appropriate for a mix of housing types. Typical residential land uses include single- and multi-family dwelling units, either attached or detached. The maximum allowable residential density ranges from 7.1 to 20 dwelling units per acre. The RMD zoning district is consistent with the Medium Density Residential land use designation of the General Plan.
- C. **RHD (High Density Residential) District.** The RHD zoning district is intended for areas appropriate for high density multi-family dwelling units. The maximum allowable residential density ranges from 20.1 to 30 units per acre. The RHD zoning district is consistent with the High Density Residential land use designation of the General Plan.

17.20.030 - Residential Zoning District Land Uses and Permit Requirements

Table 2-2 identifies the uses of land allowed by this Zoning Ordinance in each residential zoning district, and the land use permit required to establish each use, in compliance with Section 17.12.030 (Allowable Land Uses and Permit Requirements).

Note: where the last column in the tables ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Ordinance may also apply.

17.20.040 - Residential Zoning District General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/ or established in compliance with the requirements in Table 2-3, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (General Property Development and Use Standards).

Residential Zoning Districts

17.20.030

TABLE 2-2 Residential Zones - Allowed Uses and Permit Requirements		A	Allowed Use		
		UP	Use Permit required		
		CD	CD Director permit required		
		—	Use not allowed		
Land Use	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations	
	RLD	R-MD	R-HD		

RESIDENTIAL USES

Accessory uses (Residential)	A	A	A	17.38.110
Adult daycare facilities	A	A	A	
Caretaker quarters	—	A	A	
Congregate care/ assisted living	—	UP	UP	17.38.040
Residential care home	A	A	A	
Residential shelters	—	UP	UP	
Home occupations	CD	CD	CD	17.38.050
Large family day care homes	CD	CD	CD	17.38.030
Live/ work projects	—	UP	UP	
Mobile home/ RV park	—	—	UP	17.38.060
Multi-family dwellings (3 or more units)	—	A	A	
Multi-family dwellings in a mixed use project	—	—	A	
Second dwelling units	CD	CD	CD	17.38.120
Single family dwellings	A	UP	UP	
Small family day care home	A	A	A	17.38.030
Two family dwellings	—	A	A	

RECREATION, EDUCATION, & PUBLIC ASSEMBLY USES

Community centers	UP	UP	UP	
Golf courses and country clubs	UP	UP	UP	
Libraries, museums, galleries	UP	UP	UP	
Parks and playgrounds	UP	UP	UP	
Religious facilities	UP	UP	UP	
School - Public	A	A	A	
Schools - Private	UP	UP	UP	

TABLE 2-2 Residential Zones - Allowed Uses and Permit Requirements		A Allowed Use UP Use Permit required CD CD Director permit required — Use not allowed		
Land Use	RLD	R-MD	R-HD	Specific Use Regulations

TRANSPORTATION, COMMUNICATIONS, & INFRASTRUCTURE USES

Telecommunications facilities	UP	UP	UP	
Utility facility	UP	UP	UP	

AGRICULTURE

Production of crops	A	A	A	
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OTHER

Public	UP	UP	UP	
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TABLE 2-3 - RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	RLD	R-MD	R-HD
Minimum lot size	<i>Minimum area, width, and depth required for new parcels.</i>		
Area - Single Family	5,000 sq. ft.	5,000 sq. ft.	4,000 sq. ft.
Area - 2-Family	6,000 sq.ft. (2)	5,000 sq.ft.	4,000 sq. ft.
Area - Multi-Family	8,000 sq. ft. (3)	8,000 sq.ft.	8,000 sq.ft.
Minimum lot area per unit	<i>Minimum lot area per unit determines the maximum number of dwellings that may be allowed on a parcel where this Chapter allows more than one dwelling unit per parcel.</i>		
Single Family	5,000 sq. ft.	5,000 sq. ft.	4,000 sq.ft.
2-Family	3,000 sq. ft. (2)	3,000 sq. ft.	2,000 sq.ft.
Multi-Family	4,000 sq. ft. for 1 st unit plus 2,000 sq. ft. for each additional unit (3)	4,000 sq.ft. for 1 st unit plus 2,000 sq.ft. for each additional unit	4,000 sq.ft. for 1 st unit plus 1,000 sq.ft. for each additional unit
Density (1)	Up to 7 dwelling units per acre	7.01 to 20 dwelling units per acre	20.1 to 30 dwelling units per acre
Setbacks	<i>Minimum and, where noted, maximum setbacks required. See Section 17.30.070 for exceptions to these requirements.</i>		
Front	15 ft. (4)		
Sides (each)	5 ft.		
Street side	10 ft.		
Rear	10 ft.		
Garage	20 ft. from any property line abutting a street, 5 ft. from alley		
Site coverage	45%	50%	60%
Height limit	2 stories; not to exceed 35 ft.		4 stories, not to exceed 60 ft.
Landscaping	As required by Section 17.32.060 (Landscaping)		
Parking	As required by Chapter 17.34 (Parking and Loading)		

Notes:

- (1) Maximum number of dwellings allowed per gross acre in a residential development. Where a density range is shown, development may be allowed at any density within the range, provided that the project complies with all applicable Zoning Ordinance provisions, and any applicable objectives, policies, and programs of the General Plan. The actual number of units allowed is determined through the applicable subdivision or land use permit process, and there is no guarantee that the maximum density may be achieved.
- (2) Corner lots only.
- (3) Up to three units. Corner lots only.
- (4) 5 feet for porch consistent with Table 3-2 on page 3-10.

Residential Zoning Districts

17.20.050

17.20.050 - Residential Design Guidelines

See Chapter 17.42 (Residential Design Guidelines).

CHAPTER 17.22 - COMMERCIAL ZONING DISTRICTS

Sections:

- 17.22.010 - Purpose of Chapter
- 17.22.020 - Purposes of Commercial Zoning Districts
- 17.22.030 - Commercial Zoning District Land Uses and Permit Requirements
- 17.22.040 - Commercial Zoning District General Development Standards
- 17.22.050 - Commercial Design Guidelines

17.22.010 - Purpose of Chapter

This Chapter lists the uses of land that may be allowed within the commercial zoning districts established by Section 17.10.020 (Zoning Districts Established), determines the type of land use permit/ approval required for each use, and provides basic standards for site development.

17.22.020 - Purposes of Commercial Zoning Districts

The commercial zoning districts are intended to provide for a range of local-serving and regional-serving commercial uses, emphasizing high quality development, and to encourage revitalization of existing commercial land uses. The purpose of the individual commercial zoning districts and the manner in which they are applied are as follows.

- A. NC (Neighborhood Commercial) District.** The NC zoning district is applied to neighborhood shopping areas to meet the retail and service needs of nearby residents. The maximum Floor Area Ratio (FAR) is 0.4. The NC zoning district is consistent with the Neighborhood/ Community Commercial land use designation of the General Plan.
- B. CC (Community Commercial) District.** The CC zoning district is applied to areas suitable for a full range of retail, wholesale, and service uses including retail stores, apparel stores, specialty shops, shopping centers, and home furnishings. The maximum FAR is 0.4. The CC zoning district is consistent with the Neighborhood/ Community Commercial land use designation of the General Plan.
- C. GC (General Commercial) District.** The GC zoning district is applied to areas appropriate for a range of community serving commercial, regional retail, and service land uses. The maximum FAR is 0.4. The GC zoning district is consistent with the General Commercial land use designation of the General Plan.
- D. DB (Downtown Business) District.** The DB zoning district is applied to the downtown area, and is intended to allow for a broad range of commercial land uses primarily located on the ground floor. Residential uses may also be allowed in this district. The maximum FAR is 2.00. The DB zoning district is consistent with the Downtown Commercial land use designation of the General Plan.

- E. RCP (Residential-Professional Office) District.** The RCP zoning district is applied to areas appropriate for a variety of residential and office activities including medical and professional offices, office campuses, and multi-family dwellings. The maximum FAR is 0.5. The RCP zoning district is consistent with the Office land use designation of the General Plan.

17.22.030 - Commercial Zoning District Land Uses and Permit Requirements

Table 2-4 identifies the uses of land allowed by this Zoning Ordinance in the commercial zoning districts, and the land use permit required to establish each use, in compliance with Section 17.12.030 (Allowable Land Uses and Permit Requirements).

Note: where the last column in the tables ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Ordinance may also apply.

Commercial Zoning Districts

17.22.030

TABLE 2-4 Commercial Zones - Allowed Land Uses and Permit Requirements				A	Allowed Use	
				UP	Use Permit required	
				CD	CD Director permit required	
				—	Use not allowed	
				PERMIT REQUIRED BY DISTRICT		
Land Use	NC	CC	GC	DB	RCP	Specific Use Regulations

RESIDENTIAL USES

Accessory residential uses	—	—	—	A	A	17.38.110
Adult daycare facilities	A	—	A	—	A	
Caretaker quarters	—	—	UP	UP	UP	
Congregate Care/ Assisted Living	—	—	—	UP	UP	17.38.040
Residential care home	—	—	—	—	A	
Residential shelters	—	—	UP	—	—	
Home occupations	CD	—	CD	CD	CD	17.38.050
Large family day care home	CD	—	CD	CD	CD	17.38.030
Live/ work projects	—	—	—	A	A	
Multi-family dwellings (3 or more dwelling units)	—	—	—	A(1)	A	
Multi-family dwellings in a mixed use project	UP	—	—	UP(1)	UP	
Single family dwellings	—	—	—	—	A	
Two family dwellings	—	—	—	—	A	

Notes:

- (1) Permitted only on upper levels in DB district.
- (2) Use permit required for pharmacy or coffee shop when completely enclosed within a professional office complex or hospital and when serving as an accessory use.
- (3) Professional offices not allowed on ground floor along School Street frontage.
- (4) Use permit required for pharmacy or coffee shop when completely enclosed within a professional office complex or hospital and when serving as an accessory use.
- (5) Allowed with a use permit only when adjacent to another commercial zoning district.
- (6) Theaters with 400 or fewer seats.

TABLE 2-4 Commercial Zones - Allowed Land Uses and Permit Requirements						
		A Allowed Use UP Use Permit required CD CD Director permit required — Use not allowed				
		PERMIT REQUIRED BY DISTRICT				
Land Use		NC	CC	GC	DB	RCP
						Specific Use Regulations

RETAIL TRADE

Accessory retail uses	A	A	A	A	UP	
Alcoholic beverage sales, off-site	UP	UP	UP	UP	—	
Alcoholic beverage sales, on-site	UP	UP	UP	UP	—	
Art, antique, collectible, and gift stores	A	A	A	A	—	
Auto parts sales	A	A	A	A	—	
Auto sales and rental	—	—	A	—	—	
Building material stores	—	A	A	—	—	
Construction/ heavy equipment sales and rental	—	—	UP	—	—	
Convenience stores	A	A	A	A	—	
Drive-in and drive-through sales	UP	A	A	UP (6)	—	
Equipment rental	—	—	UP	—	—	
Extended hour business (11:00 pm to 6:00 am)	UP	A	A	A	A	
Furniture, furnishings & appliance stores	—	A	A	A	—	
General retail sales	A	A	A	A	—	
Grocery stores	A	A	A	A	—	
Mobile home and RV sales	—	—	UP	—	—	
Outdoor retail sales and activities	—	UP	UP	—	—	17.38.070
Plant nurseries and garden supply stores	UP	A	A	UP	—	
Restaurants	A	A	A	A	UP(2)	
Warehouse retail	—	—	—	—	—	

Notes:

- (1) Permitted only on upper levels in DBD district.
- (2) Use permit required for pharmacy or coffee shop when completely enclosed within a professional office complex or hospital and when serving as an accessory use.
- (3) Professional offices not allowed on ground floor along School Street frontage.
- (4) Allowed with a use permit only when adjacent to another commercial zoning district.
- (5) Theaters with 400 or fewer seats.
- (6) In DB zone, not allowed on School St. but allowed on other street frontages with DP.
- (7) Not allowed on school street frontages.

Commercial Zoning Districts

17.22.030

TABLE 2-4 Commercial Zones - Allowed Land Uses and Permit Requirements		A Allowed Use UP Use Permit required CD CD Director permit required — Use not allowed				
Land Use	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	NC	CC	GC	DB	RCP	

SERVICES

Audio & video rental	A	A	A	A	UP	17.38.030
Auto repair and maintenance- Minor	UP	—	A	—	—	
Auto repair and maintenance - Major	—	—	A	—	—	
Automated teller machines (ATMs)	A	A	A	A	A	
Banks and financial services	A	A	A	A	A	
Business support services	A	A	A	A	A	
Car wash	—	UP	A	—	—	
Child/ adult day care centers	UP	—	UP	UP	UP	
Congregate care/ group facilities	—	—	—	UP	UP	
Drive-in and drive-through services	UP	A	A	UP (7)	—	
Gas stations	UP	UP	A	—	—	
Hotels and motels	UP	UP	A	A	UP	
Medical - Clinics, offices, and laboratories	A	—	A	A	A	
Medical - Extended care	—	—	A	—	A	
Medical - Hospitals	—	—	UP	—	UP	
Mortuaries & Funeral Homes	—	—	A	UP	UP	
Offices	A	—	A	A (3)	A	
Parcel Delivery	—	UP	UP	—	—	
Personal services	A	A	A	A	A	
Pharmacies	A	A	A	A	UP(2)	
Professional Services	A	A	A	A	A	
Recycling	CD	CD	CD	—	—	
Research and development (R&D)	—	—	A	—	A	
R&D - Biotechnology, chemical, pharmaceutical	—	—	A	—	A	
Storage - Indoor	—	A	A	—	—	17.38.080
Storage - Outdoor	—	UP	UP	—	—	
Upholstering shops	—	—	A	—	—	
Veterinary clinics, outpatient treatment only	A	A	A	A	A	
Veterinary clinics, animal hospitals, kennels	—	—	UP	—	UP	

TABLE 2-4 Commercial Zones - Allowed Land Uses and Permit Requirements				A		Allowed Use	
				UP		Use Permit required	
				CD		CD Director permit required	
				—		Use not allowed	
Land Use	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations	
	NC	CC	GC	DB	RCP		

RECREATION, EDUCATION, & PUBLIC ASSEMBLY USES

Adult Uses	—	—	UP (7)	UP(6)	—	
Clubs, lodges, & membership halls	UP	—	A	UP(1)	UP	
Community centers	UP	—	A	A	UP	
Health/ fitness facilities	A	A	A	A	—	
Indoor amusement/ entertainment facilities	UP	UP	UP	UP	—	
Libraries, museums, galleries	A	A	A	A	A	
Night clubs, bars and cardrooms	—	—	UP	UP	—	
Outdoor recreation facilities	—	UP	UP	—	—	
Religious facilities	UP	—	UP	—	UP	
School - Public	—	UP	UP	—	UP	
Schools - Private	—	—	UP	—	UP	
Schools - Specialized education and training	UP	UP	A	A	A	
Studios - Art, dance, martial arts, music, etc.	UP	UP	A	A	—	
Theaters and auditoriums	—	UP(5)	UP(5)	A	UP	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE USES

Broadcasting studios	—	UP	UP	UP	UP	
Parking facilities/ vehicle storage	—	A	A	UP	UP(4)	
Telecommunications facilities	—	—	UP	—	—	
Utility Facility	UP	UP	UP	UP	UP	

Notes:

- (1) Permitted only on upper levels in DBD district.
- (2) Use permit required for pharmacy or coffee shop when completely enclosed within a professional office complex or hospital and when serving as an accessory use.
- (3) Professional offices not allowed on ground floor along School Street frontage.
- (4) Allowed with a use permit only when adjacent to another commercial zoning district.
- (5) Theaters with 400 or fewer seats.
- (6) Subject to all requirements of 5.40 of the Municipal Code

17.22.040 - Commercial District General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/ or established in compliance with the requirements in Table 2-5, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3, (Site Planning and General Development Standards).

TABLE 2-5 - COMMERCIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	NC	CC	GC
Minimum lot size	<i>Minimum area, width and depth required for new parcels.</i>		
Area	8,000 sq. ft.	2.00 ac.	10,000 sq. ft.
Width	75 ft.	-	75 ft.
Depth	100 ft.	-	100 ft.
Setbacks	<i>Minimum and, where noted, maximum setbacks required. See Section 17.30.070 for exceptions to these requirements.</i>		
Front	10 ft.	25 ft.	10 ft.
Sides (each)	None	25 ft.	None
Street side	10 ft.	25 ft.	10 ft.
Rear	10 ft.(2)	25 ft.	None(2)
Floor Area Ratio (FAR)	0.40		
Height limit	2 stories, not to exceed 35 ft.		
Landscaping	As required by Chapter 17.32 (Landscaping)		
Parking	As required by Chapter 17.34 (Parking and Loading)		

TABLE 2-5 - COMMERCIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	DB	RCP	
		Residential Uses	Nonresidential uses
Minimum lot size	<i>Minimum area, width and depth required for new parcels.</i>		
Area	6,000 sq. ft.	1 family - 5,000 sq. ft. 2 family - 8,000 sq. ft. multi (3+) - 4,000 sq. ft. for the first unit; 2,000 sq. ft./ for each additional unit	8,000 sq. ft.
Width	60 ft.	1 family - 50 ft. 2 family - 80 ft. multi - 100 ft.	75 ft.
Depth	100 ft.	100 ft.	100 ft.
Setbacks	<i>Minimum and, where noted, maximum setbacks required. See Section 17.30.070 for exceptions to these requirements.</i>		
Front	None (1)	15 ft.	10 ft.
Sides (each)	None	None	None
Street side	None	10 ft.	10 ft.
Rear	None (3)	10 ft.	10 ft.(2)
Site coverage	100%	50%	50%
Floor Area Ratio (FAR)	3.00	0.50	0.50
Height limit	not to exceed 75 ft.	not to exceed 35 ft.	not to exceed 35 ft.
Landscaping	As required by Chapter 17.32.060 (Landscaping)		
Parking	As required by Chapter 17.34 (Parking and Loading)		

Notes:

- (1) FRONT SETBACKS- the first and second floors of all building shall be built-to and parallel with the front property line, with the following exceptions:
- A) Mid-Block Buildings - between existing adjacent structures shall be no closer to the street than the adjacent building closest to the street, and no farther than the adjacent building back from the street.
 - B) Corner Buildings - shall be built to both right-of-way lines in order to frame the intersection. Exception: the corner may be "cut back" - up to six feet to create a diagonal at the ground level and/ or at upper levels.
 - C) Special Architectural Features - bay windows, turrets, decorative roofs, and miscellaneous entry features excluding awnings or canopies:
 - 1. May project - no more than three feet over property lines, and must be no less than 12 feet above the highest point in the sidewalk over which they project;

Commercial Zoning Districts

17.22.050

2. The maximum width of a recessed entry - shall be one-third (1/ 3) the length of the buildings street frontage.
- . (2) REAR SETBACKS - New commercial buildings may be built to the rear property line, except when adjacent to Single Family Residential Areas
 - A) First and second floors - shall be set back a minimum of 10 feet from the rear property line;
 - B) Third floors - must be set back a minimum of 20 feet from the rear property line;
- (3) Minimum height of 20 feet at top of parapet or eave.

17.22.050 - Commercial Design Guidelines

See Chapter 17.44 (Commercial Design Guidelines).

Commercial Zoning Districts

17.22.050

CHAPTER 17.24 - INDUSTRIAL ZONING DISTRICTS

Sections:

- 17.24.010 - Purpose of Chapter
- 17.24.020 - Purposes of Commercial Districts
- 17.24.030 - Industrial District Land Uses and Permit Requirements
- 17.24.040 - Industrial District General Development Standards

17.24.010 - Purpose of Chapter

This Chapter lists the uses of land that may be allowed within the industrial zoning districts established by Section 17.10.020 (Zoning Districts Established), determines the type of land use permit/ approval required for each use, and provides basic standards for site development.

17.24.020 - Purposes of Industrial Zoning Districts

The industrial zoning districts are intended to provide for a range of industrial uses, emphasizing high quality development, and to encourage revitalization of existing industrial land uses. The purpose of the individual industrial zoning districts and the manner in which they are applied are as follows.

- A. **M-1 (Light Industrial) District.** The M-1 zoning district is applied to areas appropriate for light industrial and manufacturing uses including manufacturing, warehousing, offices and assembly uses, involving a limited generation of nuisances. The maximum floor area ratio (FAR) is 0.5. The M-1 zoning district is consistent with the Light Industrial land use designation of the General Plan.
- B. **M-2 (Heavy Industrial) District.** The M-2 zoning district is applied to areas appropriate for intensive industrial development including manufacturing, processing, and assembly. The maximum floor area ratio (FAR) is 0.5. The M-2 zoning district is consistent with the Heavy Industrial land use designation of the General Plan.
- C. **BP (Business Park) District.** The BP zoning district is applied to areas appropriate for a mixture of light industrial, office, and commercial uses in a campus like setting. The maximum floor area ratio (FAR) is 0.5. The BP zoning district is consistent with the Light Industrial land use designation of the General Plan.

17.24.030 - Industrial Zoning District Land Uses and Permit Requirements

Table 2-6 identifies the uses of land allowed by this Zoning Ordinance in the industrial zoning districts, and the land use permit required to establish each use, in compliance with Section 17.12.030 (Allowable Land Uses and Permit Requirements).

Industrial Zoning Districts

17.24.030

Note: where the last column in the tables ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Ordinance may also apply.

TABLE 2-6		A Allowed Use		
Industrial - Allowed Uses and Permit Requirements		UP Use Permit Required		
		CD CD Director Permit Required		
		— Use not allowed		
LAND USE	PERMIT REQUIRED			Specific Use Regulations
	M-1	M-2	BP	

RETAIL TRADE

Accessory retail uses	A	A	A	
Adult Uses	UP (1)	UP (1)	—	
Alcoholic beverage sales, on-site	UP	UP	UP	
Auto parts sales	A	A	—	
Auto sales and rental	A	—	—	
Building material stores	A	A	—	
Construction/ heavy equipment sales and rental	A	A	—	
Convenience stores	—	—	UP	
Equipment rental	A	A	—	
Extended hour businesses (11:00 p.m. to 6:00 a.m.)	A	A	A	
Mobile home and RV sales	A	—	—	
Outdoor retail sales and activities	A	—	—	
Plant nurseries and garden supply stores	A	A	—	
Restaurants	A	A	A	

* Beyond some specific square footage size.

(1) Subject to all requirements of Chapter 5.40 of Municipal Code

Industrial Zoning Districts

17.24.030

TABLE 2-6 Industrial - Allowed Uses and Permit Requirements		A	Allowed Use	
		UP	Use Permit Required	
		CD	CD Director Permit Required	
		—	Use not allowed	
LAND USE	PERMIT REQUIRED			Specific Use Regulations
	M-1	M-2	BP	

SERVICES

Auto repair and maintenance - Major	A	A	—	
Auto repair and maintenance - Minor	A	A	—	
Automated teller machines (ATMs)	A	A	A	
Banks and financial services	—	—	A	
Business support services	A	A	A	
Car wash	UP	—	UP	
Child Care	—	—	UP	
Contractor storage yard	A	A	—	
Drive-in and drive-through services	—	—	—	
Gas stations	A	A	UP	
Hotels and motels	—	—	UP	
Medical - Clinics, offices, and laboratories	—	—	A	
Medical - Extended care	—	—	A	
Medical - Hospitals	—	—	A	
Offices	—	—	A	
Parcel Delivery	A	A	A	
Personal services	A	—	—	
Professional Services	A	A	A	
Research and development (R&D)	A	A	A	
R&D - Biotechnology, chemical, pharmaceutical	A	A	A	
Storage - Indoor	A	A	—	
Storage - Outdoor	UP*	UP*	—	
Upholstering shops	A	A	—	
Veterinary clinics, outpatient treatment only	A	A	—	
Veterinary clinics, animal hospitals, kennels	A	A	—	

*Beyond some specific square footage size.

Industrial Zoning Districts

17.24.030

TABLE 2-6 Industrial - Allowed Uses and Permit Requirements		A	Allowed Use	
		UP	Use Permit Required	
		CD	CD Director Permit Required	
		—	Use not allowed	
LAND USE (1)	PERMIT REQUIRED			Specific Use Regulations
	M-1	M-2	BP	

MANUFACTURING USES

Accessory uses - industrial	A	A	—	
Chemical manufacturing and processing	UP	UP	UP	
Electronics, equipment, and appliance manufacturing	A	A	A	
Food and beverage product manufacturing	A	A	—	
Furniture/ fixtures manufacturing, cabinet shops	A	A	—	
Handcraft industries, small-scale manufacturing	A	A	—	
Junkyard/ waste disposal	—	UP *	—	
Laundries and dry cleaning plants	A	A	—	
Lumberyards	UP	A	—	
Metal products fabrication, machine/ welding shops	UP	A	—	
Milling	UP	A	—	
Paper and allied product manufacturing	UP	A	—	
Petroleum/ coal product storage and processing	—	UP	—	
Printing and publishing	A	A	A	
Product assembly and packaging	A	A	A	
Quarry materials storage and processing	—	UP	—	
Railyard/ boat/ aircraft manufact. and repair	UP	A	—	
Recycling facilities - Large collection facilities	UP	A	—	
Recycling facilities - Processing, light	UP	A	—	
Recycling facilities - Reverse vending machines	A	A	—	
Recycling facilities - Scrap and dismantling yards	UP	UP	—	
Recycling facilities - Small collection facilities	UP	A	—	
Plastics manufacturing	—	A	—	
Storage of hazardous materials	—	UP	—	
Use of hazardous materials	—	UP	—	
Warehouses, wholesaling and distribution	A	A	—	

*Beyond some specific square footage size.

Industrial Zoning Districts

17.24.030

TABLE 2-6 Industrial - Allowed Uses and Permit Requirements		A	Allowed Use		
		UP	Use Permit Required		
		CD	CD Director Permit Required		
		—	Use not allowed		
LAND USE	PERMIT REQUIRED			Specific Use Regulations	
	M-1	M-2	BP		

RECREATION, EDUCATION, & PUBLIC ASSEMBLY USES

Adult entertainment businesses	A (1)	A (1)	—	
Community centers	—	—	—	
Golf courses and country clubs	—	—	—	
Health/ fitness facilities	A	—	A	
Indoor amusement/ entertainment facilities	—	—	—	
Indoor sports facility	—	—	—	
Libraries, museums, galleries	—	—	—	
Night clubs and bars	—	—	—	
Outdoor recreation facilities (not public)	UP	—	UP	
Parks and playgrounds	—	—	—	
Religious facilities	—	—	—	
School - Public	—	—	—	
Schools - Private	—	—	—	
Schools - Specialized education and training	A	A	A	
Studios - Art, dance, martial arts, music, etc.	A	UP	UP	
Theaters and auditoriums	—	—	—	

TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE USES

Broadcasting studios	A	A	—	
Parking facilities/ vehicle storage	A	A	—	
Telecommunications facilities	CD	CD	—	
Truck and freight terminals	UP	A	—	
Utility Facility	UP	A	—	

(1) Subject to all of the requirements of Chapter 5.40 of the Municipal Code.

17.24.040 - Industrial Zoning District General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/ or established in compliance with the requirements in Table 2-7, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3, (Site Planning and General Development Standards).

TABLE 2-7 - INDUSTRIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	M-1	M-2	BP
Minimum lot size	<i>Minimum area, width, and depth required for new parcels.</i>		
Area	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Width and depth	75 ft. wide/ 100 ft. deep	75 ft. wide/ 100 ft. deep	75 ft. wide/ 100 ft. deep
Setbacks			
Front	10 ft.	10 ft.	10 ft.
Street side	10 ft.	10 ft.	10 ft.
Sides (each)	None ⁽¹⁾	None. ⁽¹⁾	None. ⁽¹⁾
Rear	None ⁽¹⁾	None ⁽¹⁾	None ⁽¹⁾
Floor Area Ratio (FAR)		0.50	
Height limit	70 ft.	100 ft. (2)	
Landscaping	As required by Chapter 17.32 (Landscaping)		
Parking	As required by Chapter 17.34 (Parking and Loading)		

Notes:

- (1) None required except: When adjacent to a res. zone boundary where a min. of 20 ft. is required.
- (2) Additional height is allowed by use permit.

Special Purpose Zoning Districts

17.24.040

CHAPTER 17.26 - SPECIAL PURPOSE ZONING DISTRICTS

Sections:

- 17.26.010 - Purpose of Chapter
- 17.26.020 - Purposes of Special Purpose Zoning Districts
- 17.26.030 - Special Purpose District Land Uses and Permit Requirements
- 17.26.040 - Public and Community Facilities District Development Standards

17.26.010 - Purpose of Chapter

This Chapter lists the uses of land that may be allowed within the special purpose zoning districts established by Section 17.10.020 (Zoning Districts Established), determines the type of land use permit/ approval required for each use, and provides basic standards for site development.

17.26.020 - Purposes of Special Purpose Zoning Districts

The purposes of the individual special purpose zoning districts and the manner in which they are applied are as follows.

- A. PF (Public and Community Facilities) Zoning District.** The PF zoning district is applied to areas suitable for public land uses including government offices, schools, and libraries, and other related public uses. The PF zoning district is consistent with the Public/ Quasi Public and the Detention Basins and Parks land use designations of the General Plan.

17.26.030 - Special Purpose District Land Uses and Permit Requirements

Table 2-8 identifies the uses of land allowed by this Zoning Ordinance in the commercial zoning districts, and the land use permit required to establish each use, in compliance with Section 17.12.030 (Allowable Land Uses and Permit Requirements).

Note: where the last column in the tables ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Ordinance may also apply.

TABLE 2-8 Special Purpose Zones - Allowed Uses and Permit Requirements	A Allowed Use	
	B Use Permit required	
	CD CD Director Permit required	
	— Use not allowed	
	PF DISTRICT PERMIT REQUIREMENT	Specific Use Regulations
LAND USE		

RECREATION, EDUCATION, & PUBLIC ASSEMBLY USES

Clubs, lodges, & membership halls	A	
Community centers (public)	A	
Fairgrounds	A	
Golf courses and country clubs (public)	A	
Health/ fitness facilities	A	
Indoor amusement/ entertainment facilities	A	
Libraries, museums, galleries (public)	A	
Offices/ City Hall	A	
Outdoor recreation facilities	A	
Parks and playgrounds (public)	A	
Religious facilities	UP	
School - Public	A	
Schools - Private	—	
Schools - Specialized education and training	A	
Studios - Art, dance, martial arts, music, etc.	A	
Theaters and auditoriums (public)	A	

TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE USES

Broadcasting studios	—	
Parking facilities/ vehicle storage (public)	A	
Telecommunications facilities	A	
Truck and freight terminals	—	
Utility Facility	A	

Special Purpose Zoning Districts

17.26.040

17.26.040 - Public and Community Facilities District Development Standards

Standards for development within the PF zoning district will be determined by the City through the project review process.

Special Purpose Zoning Districts

17.26.040

CHAPTER 17.28 - OVERLAY ZONING DISTRICTS

Sections:

17.28.010 - Purpose of Chapter

17.28.020 - Applicability of Overlay Zoning Districts

17.28.030 - Flood Hazard (-F) Overlay District

17.28.040 - Planned Development (-PD) Overlay Zoning District

17.28.010 - Purpose of Chapter

This Chapter regulates new and existing structures and land uses in the overlay zoning districts established by Section 17.10.020 (Zoning Districts Established). The provisions of this Chapter provide guidance for development in addition to the standards and regulations of the primary zoning districts, where important site, environmental, safety, compatibility, or design issues require particular attention in project planning.

17.28.020 - Applicability of Overlay Zoning Districts

The provisions of this Chapter apply to proposed land uses and development in addition to all other applicable requirements of this Zoning Code. Any perceived conflict between the provisions of this Chapter and any other provision of this Zoning Ordinance shall be resolved in compliance with Section 17.02.020.D.

- A. Mapping of overlay districts. The applicability of any overlay zoning district to a specific site is shown by the overlay Zoning Map symbol established by Section 17.10.020 (Zoning Districts Established), being appended as a suffix to the symbol for the primary zoning district on the Zoning Map. The overlay districts are applied to property through the rezoning process (Chapter 17.86).
- B. Allowed land uses, permit requirements, development standards. Except as may be otherwise provided by this Chapter for a specific overlay district:
 - 1. Any land use normally allowed in the primary zoning district by this Article may be allowed within an overlay district, subject to any additional requirements of the overlay district;
 - 2. Development and new land uses within an overlay district shall obtain the land use permits required by this Article for the primary zoning district; and
 - 3. Development and new land uses within an overlay district shall comply with all applicable development standards of the primary zoning district, except as modified by this Chapter.

17.28.030 - Flood Hazard (-F) Overlay Zoning District

- A. Purpose.** The - F overlay district is intended to protect people and property from flood hazard risks by appropriately regulating development and land uses within areas subject to flooding. Special regulation is necessary for the protection of the public health, safety and general welfare, and of property and improvements from hazards and damage resulting from floodwaters and to promote the open space conservation element policies of the General Plan.
- B. Applicability.**
- 1. Application to property.** The -F overlay district is applied to areas within the City prone to flood hazard risks, combined with any primary zoning district as shown on the Zoning Map and by Section 17.10.020 (Zoning Districts Established).
 - 2. Floodplain boundaries.** The Mokelumne River floodplain is defined as those areas of special flood hazard identified by the Federal Insurance Administration through a scientific and engineering report entitled "The Flood Insurance Study for the City of Lodi," dated June 1987, with accompanying flood insurance rate maps and any revision thereto, which are adopted by reference and declared to be a part of this section. Maps and data which reflect this delineation are on file in the office of the director of community development.
- C. Permit requirements.** No structure or land shall, after the effective date of the ordinance codified in this chapter, be located, extended, converted or altered within the -F overlay zoning district without full compliance with the terms of this chapter, and without having first received a development or construction permit in accordance with the provisions of this title and, for developments requiring use permits, with the provisions of Section 17.12.030.
- D. Allowable land uses.** Nothing in this subsection is intended to authorize a use not otherwise allowed in the primary zoning district with which the -F overlay district is combined.
- 1. Permitted uses – Generally.** Unless otherwise prohibited subject to a use permit in the primary zoning district, the following uses are permitted without a use permit where modification or removal of native vegetation, including trees, is not required:
 - a. Agriculture;
 - b. Open space agricultural uses not requiring a closed building such as, orchards, and livestock feeding and grazing;
 - c. The storage of farm machinery which is readily removable from the area within the time available after flood warning; and
 - d. Recreational: firmly anchored recreational floating docks.

- e. Modification of native vegetation: Where modification or removal native vegetation is required, such modification or removal may be after obtaining a development permit consisting of written approval from the community development director; provided, that such modifications in the floodplain have been found to be consistent with the general plan.

2. Permitted uses – Use Permit and State approval. Unless otherwise prohibited in the primary zoning district, the following uses may be permitted after approval of a conditional use permit by the city and after approval by the State Department of Fish and Game and the Reclamation Board of the state; provided, that as determined by said Reclamation Board, a combination of such uses within the floodplain does not materially increase the flood height of the intermediate regional floodplain; and provided further, that as determined by the State Department of Fish and Game, full mitigation measures will be used to protect and enhance the trees, native plant materials and wildlife in the floodplain, in accordance with good fish and game practices and in accordance with the general standards listed under Section 17.51.090:

- a. Residential dwellings on existing undeveloped lots in subdivisions approved before January 1, 1977;
- b. Outdoor recreational facilities:
 - (1) Campgrounds;
 - (3) Boating facilities;
 - (4) Parks;
 - (5) Golf courses or driving ranges;
 - (6) Athletic fields; and
 - (7) Shooting ranges.
- c. Fences, fills, walls, excavations or other appurtenances which do not constitute an obstruction or debris-catching obstacle to the passage of floodwaters and which are consistent with the open space-conservation element policies;
- d. Private drives, bridges and public utility wires and pipelines for transmission and distribution;
- e. Improvements in stream channel alignment, cross-section and capacity, including modification of riverbank and flood protection levees;
- f. Structures that are designed to have a minimum effect upon the flow of water and are firmly anchored to prevent the structure from flotation (excepting floating docks); provided, that no structures for human habitation is permitted;
- g. Other similar uses of a type not appreciably damaged by floodwaters.

3. **Prohibited uses – Storage or processing.** The storage or processing of materials that are in time of flooding buoyant, flammable or explosive, or could be injurious to human, animal or plant life, is prohibited.

E. Development standards. In all areas zoned in the -F overlay district, the provisions set out in Sections 1 through 6 are required.

1. **Elevation of lowest floor.** The lowest floor of any residential structure, including garages and accessory buildings, shall be elevated eighteen inches or more above the level of the base flood elevation.
2. **Anchorage.** All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
3. **Construction practices and materials.** All new construction or substantial improvements shall be constructed with materials and utility equipment resistant to flood damage using methods and practices that minimize flood damage.
4. **Water and sewer systems.** New and replacement water and sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
5. **Nonresidential structures.** New nonresidential structures shall be floodproofed or elevated eighteen inches or more above the level of the base flood.
6. **Floodproofing.** All structures requiring floodproofing shall be so designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads with effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this section are satisfied and a copy of such certification shall be provided to the director of public works and the chief building inspector.

F. Warning – Liability denied. The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the city or by any officer or employee thereof for any flood damages that result from reliance on this chapter or any administrative decision lawfully made under this chapter.

17.28.040 - Planned Development (-PD) Overlay Zoning District

- A. Purpose.** The -PD overlay district is intended to identify areas where the City has determined that flexibility in the application of development standards will produce development projects of superior quality, including retention of unique site characteristics, creative and efficient project design, etc., than would have been achieved through strict application of the development standards required by the primary zoning district. The -PD zoning district is consistent with all land use designations of the General Plan.
- B. Applicability.**
- 1. Eligible primary districts.** The -PD overlay district may be combined with any of the residential, commercial, or industrial zoning districts established by Section 17.10.020 (Zoning Districts Established).
 - 2. Minimum site area for district.** The -PD overlay zoning district shall only be applied to sites of one acre (?) or larger.
- C. Permit requirements.** Planned Development Permit approval (Section 17.52.070) shall be required for all development and new land uses except the interim land uses allowed by Subsection D. below. A Planned Development Permit application must be simultaneously submitted with an application for rezoning to apply the -PD overlay zoning district, where rezoning is initiated by a property owner.
- D. Allowable land uses.** Any land use normally allowed by this Article in the applicable primary zoning district may be authorized within the -PD overlay district through the Planned Development Permit. Prior to the approval of a Planned Development Permit, allowable uses shall be limited to the following.
- 1. Interim uses - Residential districts.** When the -PD overlay is combined with a residential zoning district, a site may be used for any of the agricultural, resource, and open space uses identified as permitted by Table 2-2. With Use Permit approval, a site may be used for these temporary, short-term activities involving no physical improvements to the site.
 - 2. Interim uses - Commercial districts.** When the -PD overlay is combined with a commercial zoning district, a site may be used in advance of Planned Development Permit approval only for temporary, short-term activities involving no physical improvements to the site, when authorized by Use Permit approval.
 - 3. Interim uses - Industrial districts.** When the -PD overlay is combined with a industrial zoning district, a site may be used in advance of Planned Development Permit approval only for temporary, short-term activities involving no physical improvements to the site, when authorized by Use Permit approval.
- E. Development standards.** Proposed development and new land uses shall comply with all development standards established by the applicable Planned Development Permit, or previous Master Plan and Precise Development Plan, in addition to the requirements of the

Overlay Zoning Districts

17.28.040

primary zoning district, and the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards).